

## CHAPTER 2: DISTRICT PROVISIONS

### 2.1 General Intent and Establishment of Districts

The Districts have been ordered and classified according to a Rural-Urban Transect. The Transect is a method of classifying the natural and built environments as a continuum of six conditions, ranging from rural to urban. The value of the Transect is that it serves to locate any given place within a context in which all of the parts fit together harmoniously.

For example, a rural street typically has no curbs or sidewalks and its buildings look like farmhouses or barns. An urban street, depending on the intensity of urbanism, may have curbs and gutters, regularly placed street trees, sidewalks, and building forms that include common walls, flat roofs, and cornices. Each Transect zoning category has detailed provisions for each neighborhood, for density, height, street design, the design of parks, the mix of uses, building design, parking, and other aspects of the human environment.

The Transect begins with two zones that are entirely rural in character: Natural Zone (or T-1), which is made up of lands protected in perpetuity; and Rural Zone (T-2), which includes areas of high environmental or scenic quality that are not currently preserved, but perhaps should be.

The transition zone between countryside and town is called the Suburban Zone (T-3), which encompasses the most rural part of the neighborhood, and the countryside just beyond. The Edge is primarily single family homes. Although the Edge is the most purely residential zone, it can have some mixed-use, such as civic buildings; schools are particularly appropriate for the Edge. Next is the General Urban Zone (T-4), typically the largest zone. General is primarily residential, but more urban in character, having somewhat higher density with a mix of housing types and a slightly greater mix of uses allowed.

At the more urban end of the spectrum are two zones which are primarily mixed use: Urban Center, or T-5. This can be a small neighborhood center or a larger town center, the latter serving more than one neighborhood. The Urban Core or Downtown (T-6) serves the region, not only adjacent neighborhoods, and is typically understood as the central business district. Additionally, the inclusion of Special Districts, in addition to the 6 zones, make allowance for auto-dependent activities, such as big box retail, institutional campuses, and industrial zones.

The Zoning Districts for the City of Salisbury have thus been ordered along this Transect providing an appropriate detailing of development at each end (rather than homogenous standardization) as well as a simplified tool for users of this Code to use to facilitate appropriate development. The graphic on the next page shows the defining features of various types of developments at either end of the Rural-Urban spectrum.

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## A. Base Districts

In accordance with North Carolina General Statute 160A-382 that sets forth the establishment of zoning regulation by district, the City of Salisbury, as indicated on the Official Zoning Map, is hereby divided into various districts that set forth uniform regulations for the development of land within each district.

The purpose of these district regulations is to provide a comprehensive plan for the use of land and buildings in conditions of good health and safety and in conditions of orderly community development. These regulations shall apply to all land and structures within the respective zoning district.

Each District as is permitted a corresponding Conditional Districts subject to the submission of a Master Plan as a prerequisite to any development. The procedure for the establishment of these districts is found in Section 16.10.

Open Space Preserve (OSP) (*Old PSP*)  
Rural Residential (RR) (*Old A-1*)  
General Residential (GR3 and GR6) (*Old R-15, R-8, RD-B, and SFC*)  
Urban Residential (UR8 and UR12) (*Old R-15, R-8, RD-B, and SFC*)  
Residential Mixed-Use (RMX) (*Old B-1, LOI, and PSP*)  
Neighborhood Mixed-Use (NMX) (*Old B-CS*)  
Corridor Mixed-Use (CMX) (*Old B-RT, B-4, and B-6*)  
Downtown Mixed-Use (DMX) (*Old B-5*)  
Highway Business (HB, HB-S, and/or GB) (*Old B-6 and B-7*)  
Light Industrial (LI) (*Old LLI-1 and M-1*)  
Heavy Industrial (HI) (*Old M-2*)  
Hospital Services (HS) (*Old HS and MED*)  
Institutional Campus (IC) (*Old CU and PSP*)

**B. Planned Development Districts**

The following districts function as floating overlay districts. They are permitted subject to the minimum development size and/or density of the underlying district.

Manufactured Home Development (MHD) – *Permitted as a Conditional District Only*  
Traditional Neighborhood Development (TND) – *Permitted by Right*

**C. Overlay Districts**

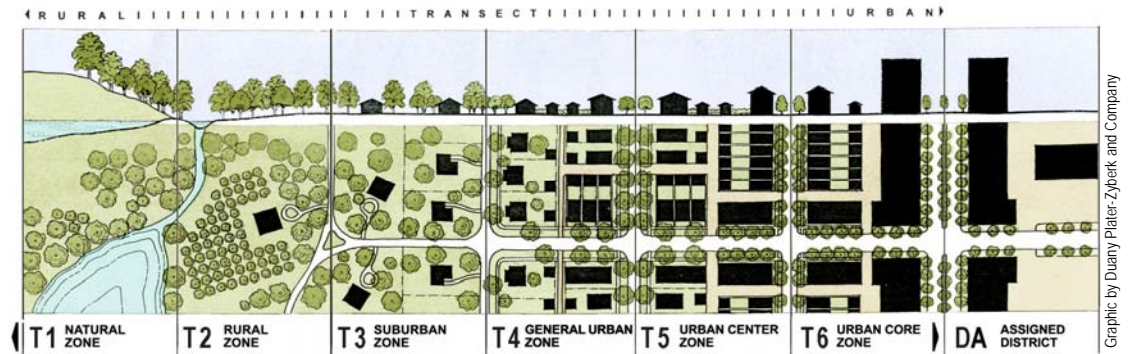
In accordance with North Carolina General Statute 160A-382, the following overlay districts are established. These overlay districts impose additional requirements on properties within one or more underlying base or conditional districts.

Historic Overlay (HO)  
Watershed Protection Overlay (WP-O)

**D. Conditional Districts**

Each District as is permitted a corresponding Conditional District subject to the submission of a Master Plan as a prerequisite to any development. The procedure for the establishment of these districts is found in Section 16.10. See Section 2.18 for additional details.

## 2.2 Form-Based Standards by Zoning District



Base District	<a href="#">OSP (§2.4)</a>	<a href="#">RR (§2.5)</a>	<a href="#">GR3 (§2.6)</a> <a href="#">GR6 (§2.6)</a>	<a href="#">UR8 (§2.7)</a> <a href="#">UR12 (§2.7)</a> <a href="#">RMX (§2.8)</a>	<a href="#">NMX (§2.9)</a> <a href="#">CMX (§2.10)</a>	<a href="#">DMX (§2.11)</a>	<a href="#">HB (§2.12)</a> <a href="#">LI (§2.13)</a> <a href="#">HI (§2.14)</a> <a href="#">HS (§2.15)</a> <a href="#">IC (§2.16)</a>
Development District	<a href="#">CD (§2.21)</a>	<a href="#">MHD (§2.17)</a>	<a href="#">TND (§2.18)</a>				
Building Type (CH 5)	Civic Institutional						District – specific requirements
	House		Townhouse				
				Apartment Mixed-Use			
					Commercial		
Max. Density (Units/Acre)	Not Applicable	RR - 1	GR3 – 3 GR6 – 6	UR8 – 8 UR12 – 12 RMX – 18	No Maximum	No Maximum	No Maximum
Min. Height	None	None	None	None	None	2 stories/20 ft	None
Max. Height	50 ft	50 ft	3 stories	3 stories	4 stories	None	HB – 3 stories LI – None HI – None HS – 5 stories <sup>1</sup> IC – 5 stories
Open Space Dedication <sup>2</sup> (CH 7)	Not Required	Not Required	Yes	Yes	Yes	Not Required	Yes
On-Street Parking (CH 10)	Not Applicable	Occasional	Occasional	Marked	Marked	Marked	Marked
On-Street Parking (CH 10)	Not Applicable	Occasional	Occasional	Marked	Marked	Marked	Marked
Lighting (CH 11)	Not Required	Not Required	Intersections Only	Regular Spacing	Regular Spacing	Regular Spacing	Regular Spacing
Curb (CH 13 & 14)	Not Required	Not Required	Rolled/Valley	Standard	Standard	Standard	Standard
Drainage (CH 13 & 14)	Open Swale	Open Swale	Closed	Closed	Closed	Closed	Closed
Street Trees (CH 13 & 14)	Not Required	Not Required	40 ft average Planting strip	40 ft average Planting strip	40 ft average Planting strip /tree wells	40 ft average Tree wells	40 ft average Planting strip /tree wells
Sidewalk <sup>3</sup> (CH 13 & 14)	Multi-Use Path (10 ft min)	Not Required	5 feet both sides	5 feet both sides	5-16 feet both sides	8-16 feet both sides	5-16 feet both sides

<sup>1</sup> Exception for Hospitals – Maximum Height of 150 ft with SUP

<sup>2</sup> Dedication is required for residential development only

<sup>3</sup> Sidewalk Width: 5 ft for Residential, 8 ft min for Retail/Restaurants and 8-16 ft for DMX area per Downtown Plan

### **2.3 Use Categories and Tables of Permitted Uses**

- A.** All uses permitted in this Code have been divided into nine (9) general categories as detailed in Appendix A and are generally defined as follows:
1. **Residential:** Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month's duration.
  2. **Lodging:** Premises available for short-term human habitation, including daily and weekly rental.
  3. **Office/Service:** Premises available for the transaction of general business and the provision of services, but excluding retail sales and manufacturing, except as a minority component.
  4. **Retail/Restaurants:** Premises available for the commercial sale of merchandise, prepared foods, and food and drink consumption, but excluding manufacturing.
  5. **Entertainment/Recreation:** Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.
  6. **Manufacturing/Wholesale/Storage:** Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.
  7. **Civic/Institutional:** Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.
  8. **Infrastructure:** Uses and structures dedicated to transportation, communication, information, and utilities.
- B. Interpretation of Use Matrices**
1. Any use not listed in the Use Matrix is prohibited, unless the Administrator determines that it falls within the same class as a listed use as set forth below.
  2. Uses not listed as a permitted (P), permitted with additional standards (PS) or requiring a special use permit (SUP) are presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Administrator shall determine whether a materially similar use exists in this Chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing. Should the Administrator determine that a materially similar use does not exist, this Chapter may be amended to establish a specific listing for the use in question.
  3. The Administrator may determine that a use is materially similar if:

- a. The use is listed as within the same Structure or Function classification as the use specifically enumerated in the Use Matrix, as determined by the Land-Based Classification Standards (“LBCS”) of the American Planning Association [Reference: <http://www.planning.org/lbcs/index.htm>]. The use shall be considered materially similar if it falls within the same LBCS classification and meets the requirements of subsection b below.
  - b. The proposed use shall not generate average daily trips exceeding other uses proposed in the zoning district by more than ten percent (10%), as determined by the Institute of Transportation Engineers, Trip Generation (7<sup>th</sup> ed., 2003)(the “ITE Manual”), which document is hereby incorporated by this reference. If the trip generation is not listed in the ITE Manual, the use shall be considered materially similar. The Administrator may also refer to similar local traffic studies.
- 4. In order to assist in interpretation of the Use Matrix, the LBCS numbers where applicable are enumerated. In interpreting the Use Matrix, the following rules of construction shall apply:
  - a. If a use is listed for a specific classification, while a more general classification within the same industry classification is also listed for another use, the specific classification governs. The specific use is not permitted in all districts where the uses coded to the general classification are permitted simply because they share a similar LBCS code number. The numbers increase as the classifications get more specific.
  - b. Some uses are listed separately, but fall within the same LBCS classification. The uses within one such classification are not permitted in all of the zoning districts as the others simply because they fall within the same LBCS classification.



C. Use Matrices

	T1	T2	T3	T4	T5	T6		
BASE DISTRICT	OSP	RR	GR	UR	RMX	NMX	CMX	DMX
<b>Residential</b>								
Dwelling-Single Family	P	P	P	P	P	P	P	P
Dwelling-Duplex	—	—	P	P	P	P	P	P
Dwelling-Multifamily less than 4 units/bldg	—	—	—	PS	P	P	P	P
Dwelling-Multifamily more than 4 units/bldg	—	—	—	PS	P	P	P	P
Dwelling-Secondary	—	PS	PS	PS	PS	P	P	P
Family Care Home (6 or Less residents)	—	P	P	P	P	P	P	P
Home Occupation	—	PS	PS	PS	PS	P	P	P
Housing Service for the Elderly	—	—	SUP	PS	PS	PS	P	P
Live-Work Units	—	—	—	PS	PS	PS	PS	PS
Manufactured Housing	—	P	P	—	—	—	—	—
<b>Lodging</b>								
Bed and Breakfast Inns	—	P	P	P	P	P	P	P
Hotels/Motels/Inns	—	—	—	—	—	—	P	P
Rooming or Boarding House	—	—	—	P	P	—	P	P
<b>Office/Service</b>								
Animal Services	—	PS	—	PS	—	P	P	P
ATM	—	—	—	—	—	P	P	P
Banks, Credit Unions, Financial Services	—	—	—	—	P	P	P	P
Business Support Services	—	—	—	—	P	P	P	P
Child Day Care Home (Less than 6 children)	—	PS	PS	PS	PS	PS	P	P
Child Day Care Center (6 or more children)	—	—	—	—	SUP	PS	P	P
Community Service Organization	—	—	—	—	P	P	P	P
Drive Thru Service	—	—	—	—	—	—	PS	SUP
Equipment Rental	—	—	—	—	—	—	P	—
Funeral Homes	—	—	—	—	—	P	P	P
Group Care Facility (More than 6 residents)	—	—	—	SUP	P	P	P	P
Government Services	P	P	P	P	P	P	P	P
Medical Services - Clinic, Urgent Care Center	—	—	—	—	—	P	P	P
Medical Services – Doctor office	—	—	—	—	—	P	P	P
Outdoor Kennels	—	—	—	—	—	SUP	SUP	—
Post Office	—	—	—	—	P	P	P	P
Professional Services	—	—	SUP	—	P	P	P	P
Studio – Art, dance, martial arts, music	—	—	—	—	P	P	P	P
Vehicle Services – Major Repair/Body Work	—	—	—	—	—	—	P	—
Vehicle Services – Minor Maintenance/Repair	—	—	—	—	—	P	P	—
<b>Retail/Restaurants</b>								
Alcoholic Beverage Sales Store	—	—	—	—	—	—	P	P
Auto Parts Sales	—	—	—	—	—	—	P	—
Bar/Tavern/Night Club	—	—	—	—	—	P	P	P
Drive-Thru Retail/Restaurants	—	—	—	—	—	—	P	P
Gas Station	—	—	—	—	—	PS	PS	—
General Retail – 10,000 sf or less	—	—	—	—	—	P	P	P
General Retail – 10,001 sf – 50,000 sf	—	—	—	—	—	—	P	P
General Retail – Greater than 50,000 sf	—	—	—	—	—	—	SUP	SUP
Restaurant	—	—	—	—	—	P	P	P
Shopping Center – Neighborhood Center	—	—	—	—	—	P	P	—
Shopping Center – Community Center	—	—	—	—	—	—	P	—
Vehicle/Heavy Equipment Sales	—	—	—	—	—	—	PS	PS

- P** Permitted  
**PS** Permitted subject to Additional Standards in Chapter 3  
**SUP** Special Use Permit Required (See Chapter 3 and Chapter 17)  
**—** Not Permitted  
**CD** Conditional District (See Chapter 17)

## CHAPTER 2: DISTRICT PROVISIONS

	T1	T2	T3	T4	T5	T6		
BASE DISTRICT	OSP	RR	GR	UR	RMX	NMX	CMX	DMX
Entertainment/Recreation								
Adult Establishment	—	—	—	—	—	—	SUP	—
Amusements, Indoor	—	—	—	—	—	—	P	P
Amusements, Outdoor	—	—	—	—	—	—	P	P
Cultural or Community Facility	P	P	P	P	P	P	P	P
Meeting Facilities	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	—	P	P	P	P	P	P	P
Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P
Theater, Movie	—	—	—	—	—	—	P	P
Theater, Live Performance	—	—	—	—	—	—	P	P
Manufacturing/Wholesale/Storage								
Agriculture	P	P	P	—	—	—	—	—
Laboratory - Medical, analytical, research & development	—	—	—	—	—	—	—	—
Laundry, dry cleaning plant	—	—	—	—	—	—	—	—
Manufacturing, Light	—	—	—	—	—	P	P	P
Manufacturing, Neighborhood	—	—	—	—	—	P	P	P
Manufacturing, Heavy	—	—	—	—	—	—	—	—
Media production	—	—	—	—	—	—	P	P
Metal products fabrication, machine or welding shop	—	—	—	—	—	—	P	P
Mini-Warehouses	—	—	—	—	—	—	P	—
Research and development	—	—	—	—	—	—	P	—
Storage - Outdoor storage yard as a primary use	—	—	—	—	—	—	—	—
Storage - Warehouse, indoor storage	—	—	—	—	—	—	PS	—
Wholesaling and distribution	—	—	—	—	—	—	—	—
Civic/Institutional								
Campground	P	P	P	P	P	P	—	—
Cemeteries	P	PS	PS	PS	PS	PS	P	P
Colleges/Universities	—	—	—	—	SUP	SUP	SUP	SUP
Hospital	—	—	—	—	SUP	SUP	SUP	SUP
Public Safety Station	—	P	P	P	P	P	P	P
Religious Institutions	—	P	P	P	P	P	P	P
Schools – Elementary & Secondary	—	P	P	P	P	P	P	P
Schools – Vocational/Technical	—	—	—	—	P	P	P	P
Infrastructure								
Airport	—	—	—	—	—	—	—	—
Transit Station - Passenger	—	—	P	P	P	P	P	P
Wireless Telecommunication Facility-Stealth	—	—	PS	PS	PS	PS	PS	PS
Wireless Telecommunication Facility-Tower	—	—	—	—	—	—	SUP	SUP
Utilities-Class 1 & 2	P	P	P	P	P	P	P	P
Utilities-Class 3	—	SUP	—	—	—	—	—	—

- P** Permitted  
**PS** Permitted subject to Additional Standards in Chapter 3  
**SUP** Special Use Permit Required (See Chapter 3 and Chapter 17)  
**—** Not Permitted  
**CD** Conditional District (See Chapter 17)

P



BASE DISTRICT	Assigned Districts						TND
	HB	LI	HI	HS	IC	MHD	
<b>Residential</b>							
Dwelling-Single Family	—	—	—	—	P	P	P
Dwelling-Duplex	—	—	—	—	P	P	P
Dwelling-Multifamily less than 4 units/bldg	—	—	—	P	P	P	P
Dwelling-Multifamily more than 4 units/bldg	—	—	—	P	P	—	P
Dwelling-Secondary	—	—	—	P	P	—	P
Family Care Home (6 or Less residents)	—	—	—	P	P	—	P
Home Occupation	—	—	—	P	PS	PS	PS
Housing Service for the Elderly	—	—	—	PS	P	—	PS
Live-Work Units	—	—	—	PS	—	—	PS
Manufactured Housing	—	—	—	—	—	PS	—
<b>Lodging</b>							
Bed and Breakfast Inns	P	—	—	P	P	—	P
Hotels/Motels/Inns	P	—	—	P	P	—	P
Rooming or Boarding House	P	—	—	P	P	—	P
<b>Office/Service</b>							
Animal Services	P	P	P	P	—	—	P
ATM	P	P	P	P	P	—	P
Banks, Credit Unions, Financial Services	P	—	—	P	P	—	P
Business Support Services	P	P	P	P	P	—	P
Child Day Care Home (Less than 6 children)	P	—	—	P	PS	—	P
Child Day Care Center (6 or more children)	P	P	P	P	PS	—	P
Community Service Organization	P	—	—	P	PS	—	P
Drive Thru Service	P	—	—	—	—	—	SUP
Equipment Rental	P	P	P	—	—	—	—
Funeral Homes	P	—	—	P	P	—	P
Group Care Facility (More than 6 residents)	PS	—	—	P	P	—	P
Government Services	P	P	P	P	P	—	P
Medical Services - Clinic, Urgent Care Center	P	—	—	P	P	—	P
Medical Services – Doctor office	P	—	—	P	P	—	P
Outdoor Kennels	P	P	P	SUP	—	—	—
Post Office	P	—	—	P	P	—	P
Professional Services	P	P	P	P	P	—	P
Studio – Art, dance, martial arts, music	P	P	P	P	P	—	P
Vehicle Services – Major Repair/Body Work	P	P	P	—	—	—	—
Vehicle Services – Minor Maintenance/Repair	P	P	P	—	—	—	—
<b>Retail/Restaurants</b>							
Alcoholic Beverage Sales Store	P	—	—	P	—	—	P
Auto Parts Sales	P	—	—	—	—	—	—
Bar/Tavern/Night Club	P	—	—	—	—	—	P
Drive-Thru Retail/Restaurants	P	—	—	—	—	—	P
Gas Station	PS	—	—	—	—	—	—
General Retail – 10,000 sf or less	P	—	—	P	P	—	P
General Retail – 10,001 sf – 50,000 sf	P	—	—	SUP	—	—	P
General Retail – Greater than 50,000 sf	SUP	—	—	—	—	—	SUP
Restaurant	P	—	—	P	P	—	P
Shopping Center – Neighborhood Center	P	—	—	—	—	—	P
Shopping Center – Community Center	SUP	—	—	—	—	—	P
Vehicle/Heavy Equipment Sales	P	P	P	—	—	—	PS

Permitted

**PS** Permitted subject to Additional Standards in Chapter 3

**SUP** Special Use Permit Required (See Chapter 3 and Chapter 17)

— Not Permitted

**CD** Conditional District (See Chapter 17)

P

## CHAPTER 2: DISTRICT PROVISIONS

BASE DISTRICT	HB	LI	HI	HS	IC	MHD	TND
<b>Entertainment/Recreation</b>							
Adult Establishment	PS	PS	—	—	—	—	—
Amusements, Indoor	PS	P	P	P	—	—	—
Amusements, Outdoor	—	P	P	—	—	—	—
Cultural or Community Facility	P	P	P	P	P	—	P
Meeting Facilities	P	PS	PS	P	P	—	—
Recreation Facilities, Indoor	P	P	P	P	P	—	—
Recreation Facilities, Outdoor	P	P	P	P	P	P	P
Theater, Movie	P	—	—	—	—	—	—
Theater, Live Performance	P	—	—	P	P	—	P
<b>Manufacturing/Wholesale/Storage</b>							
Agriculture	—	—	—	—	—	—	—
Laboratory - Medical, analytical, research & development	P	P	P	P	P	—	—
Laundry, dry cleaning plant	P	P	P	P	P	—	—
Manufacturing, Light	P	P	P	—	—	—	—
Manufacturing, Neighborhood	P	P	P	—	P	—	P
Manufacturing, Heavy	—	—	P	—	—	—	—
Media production	P	P	P	P	—	—	—
Metal products fabrication, machine or welding shop	P	P	P	—	—	—	—
Mini-Warehouses	P	P	P	—	—	—	—
Research and development	P	P	P	P	P	—	—
Storage - Outdoor storage yard as a primary use	P	P	P	—	—	—	—
Storage - Warehouse, indoor storage	P	P	P	—	—	—	—
Wholesaling and distribution	SUP	P	P	—	—	—	—
<b>Civic/Institutional</b>							
Campground	P	P	P	P	P	P	P
Cemeteries	P	P	P	P	P	P	P
Colleges/Universities	—	—	—	—	P	—	—
Hospital	—	—	—	P	P	—	—
Public Safety Station	P	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P	P
Schools – Elementary & Secondary	—	—	—	—	P	—	P
Schools – Vocational/Technical	P	P	P	P	P	P	P
<b>Infrastructure</b>							
Airport	—	P	P	—	—	—	—
Transit Station - Passenger	P	P	P	P	P	P	P
Wireless Telecommunication Facility-Stealth	PS	PS	PS	PS	PS	PS	PS
Wireless Telecommunication Facility-Tower	SUP	PS	PS	SUP	SUP	—	—
Utilities-Class 1 & 2	P	P	P	P	P	P	P
Utilities-Class 3	SUP	P	P	—	—	—	—

- PS** Permitted  
**SUP** Permitted subject to Additional Standards in Chapter 3  
**SUP** Special Use Permit Required (See Chapter 3 and Chapter 17)  
**—** Not Permitted  
**CD** Conditional District (See Chapter 17)

P

## 2.4 OPEN SPACE PRESERVE (OSP) (Old PSP)

- A. Purpose and Intent:** The Open Space Preserve District is intended to protect areas that are permanently preserved as natural and/or environmentally significant lands. Such areas include rural parks, wetlands, and areas placed in a conservation easement.
- B. Specific District Provisions:**

	All Buildings
Lot Width ( <i>Minimum</i> )	100 ft
Front Setback ( <i>Minimum</i> )	30 ft
Side Setback ( <i>Minimum</i> )	10 ft
Rear Setback ( <i>Minimum</i> )	20 ft
Accessory Structure Side/Rear Setback ( <i>Minimum</i> )	5 ft

## 2.5 RURAL RESIDENTIAL (RR) (Old A-1)

- A. Purpose and Intent:** The Rural Residential District is intended to accommodate very low-density, rural residential and agricultural uses, protect natural vistas, and landscape features that define our rural heritage. The intent of this district is to reserve developable areas until utility infrastructure can be installed to allow for planned growth.
- B. Specific District Provisions:**

	House	Civic & Institutional
Lot Width ( <i>Minimum</i> )	100 ft	100 ft
Front Setback ( <i>Minimum</i> )	40 ft	40 ft
Front Yard Encroachments ( <i>a</i> )	8 ft	8 ft
Side Setback ( <i>Minimum</i> )	10 ft	10 ft
Rear Setback ( <i>Minimum</i> )	30 ft	30 ft
Accessory Structure Side/Rear Setback ( <i>Minimum</i> )	5 ft	5 ft

**Notes:**

(a) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

## 2.6 GENERAL RESIDENTIAL (GR3 and GR6) *(Old R-15, R-8, RD-B, and SFC)*

**A. Purpose and Intent:** The General Residential District is intended for City's existing predominately-residential neighborhoods as well as provide for new primarily-residential development in accordance with a suburban pattern. These Districts are differentiated only by the density of the overall development relative to the planning goals of the City as set forth in the Land-Use Plan.

**B. Specific District Provisions:**

1. **Maximum Development Density** *(on a project by project basis):*  
GR3: 3 Units/Acre  
GR6: 6 Units/Acre
2. **Permitted Building Type Ratio:** The maximum number of Townhouse buildings in a GR development shall not exceed 30% of the total number of units.
3. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the average dimension of lots within 300 feet or one block length (whichever is greater), except with approval of a **Special Use Permit/TRC**. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Civic & Institutional
<b>Lot Width (a) (Minimum)</b>	30 ft	n/a	100 ft
<b>Front Setback (Minimum)</b>	10 ft	0 ft	10 ft
<b>Front Setback (Maximum)</b>	n/a	25 ft	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	5 ft (e)	10 ft
<b>Side Setback (Minimum)</b>	20% of lot width (d)	10 ft between buildings	15 ft
<b>Rear Setback (Minimum)</b>	25 ft	n/a	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Minimum)</b>	15 ft from centerline	15 ft from centerline	n/a
<b>Accessory Structure Side/Rear Setback (Minimum)</b>	5 ft	5 ft	5 ft

**Notes:**

- (a) For lots less than 60 feet wide, alley/ rear lane access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or rear lane/ alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.
- (c) For lots that provide access to off-street parking from a rear lane/ alley
- (d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block
- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the City.

## 2.7 URBAN RESIDENTIAL (UR8 and UR12) (Old R-15, R-8, RD-B, and SFC)

- A. Purpose and Intent:** The Urban Residential Districts accommodate the historic in-town neighborhoods of the City and provides for a variety of compatible housing types and a limited mix of uses in a walkable context. These Districts are differentiated only by the density of the overall development relative to the planning goals of the City as set forth in the Land-Use Plan.
- B. Specific District Provisions:**
- Maximum Development Density** (*on a project by project basis*):  
UR8: 8 Units/Acre  
GR12: 12 Units/Acre
  - Mixed-Use Buildings:** Mixed-Use Buildings are permitted in new developments (not infill lots).
  - Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the average dimension of lots within 300 feet or one block length (whichever is greater), except with approval of a **Special Use Permit/TRC**. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Civic & Institutional
<b>Lot Width (a) (Minimum)</b>	30 ft	n/a	n/a	32 ft	50 ft
<b>Front Setback (Minimum)</b>	10 ft	0 ft	0 ft	0 ft	10 ft
<b>Front Setback (Maximum)</b>	n/a	25 ft	25 ft	10 ft	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	5 ft (e)	8 ft (e)	8 ft (e)	10 ft
<b>Side Setback (Minimum)</b>	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 12 ft	10 ft between buildings
<b>Rear Setback (Minimum)</b>	25 ft	n/a	n/a	10 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Minimum)</b>	15 ft from centerline	15 ft from centerline	15 ft from centerline	5 ft	n/a
<b>Accessory Structure Side/Rear Setback (Minimum)</b>	5 ft	5 ft	5 ft	0 ft	5 ft

**Notes:**

- For lots less than 60 feet wide, alley/ rear lane access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or rear lane/ alley.
- Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.
- For lots that provide access to off-street parking from a rear lane/ alley
- In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block

- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the City.*

## 2.8 RESIDENTIAL MIXED-USE (RMX) (Old B-1, LOI, and PSP)

- A. Purpose and Intent:** The Residential Mixed-Use District is intended to provide for areas for higher density residential development in close proximity (within ½ - ¼ mile) to existing and planned commercial centers such as the Corridor Mixed-Use District (CMX) and the Downtown Mixed Use District (DMX). The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles along with a limited mix of neighborhood-friendly uses are encouraged.
- B. Specific District Provisions:**
- Maximum Development Density** (*on a project by project basis*): 18 Units/ Acre
  - Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the average dimension of lots within 300 feet or one block length (whichever is greater), except with approval of a **Special Use Permit/TRC**. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Civic & Institutional
<b>Lot Width (a) (Minimum)</b>	30 ft	n/a	n/a	32 ft	50 ft
<b>Front Setback (Minimum)</b>	10 ft	0 ft	0 ft	0 ft	10 ft
<b>Front Setback (Maximum)</b>	n/a	25 ft	25 ft	10 ft	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	5 ft (e)	8 ft (e)	8 ft (e)	10 ft
<b>Side Setback (Minimum)</b>	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 12 ft	10 ft between buildings
<b>Rear Setback (Minimum)</b>	25 ft	n/a	n/a	10 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Minimum)</b>	15 ft from centerline	15 ft from centerline	15 ft from centerline	5 ft	n/a
<b>Accessory Structure Side/Rear Setback (Minimum)</b>	5 ft	5 ft	5 ft	0 ft	5 ft

**Notes:**

- For lots less than 60 feet wide, alley/ rear lane access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or rear lane/ alley.
- Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.
- For lots that provide access to off-street parking from a rear lane/ alley
- In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block
- Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the City.



## 2.9 NEIGHBORHOOD MIXED-USE (NMX) (Old B-CS)

- A. Purpose and Intent:** The Neighborhood Mixed-Use District is coded to provide pedestrian-scaled, higher density residential homes and opportunities for limited scale commercial activities along existing mixed-use corridors, in areas of transition, and at the functional center of new neighborhoods. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically small and detached.
- B. Specific District Provisions:**
- 1. Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the average dimension of lots within 300 feet or one block length (whichever is greater), except with approval of a **Special Use Permit/TRC**. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Commercial	Civic & Institutional
<b>Lot Width (a) (Minimum)</b>	30 ft	n/a	n/a	n/a	32 ft	50 ft
<b>Front Setback (Minimum)</b>	10 ft	0 ft	0 ft	0 ft	0 ft	0 ft
<b>Front Setback (Maximum)</b>	n/a	25 ft	25 ft	10 ft	10 ft	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	5 ft (e)	8 ft (e)	8 ft (e)	8 ft (e)	10 ft
<b>Side Setback (Minimum)</b>	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 5 ft	0 ft within development, otherwise 5 ft	10 ft between buildings
<b>Rear Setback (Minimum)</b>	25 ft	n/a	n/a	0 ft	0 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Minimum)</b>	15 ft from centerline	15 ft from centerline	15 ft from centerline	0 ft	0 ft	n/a
<b>Accessory Structure Side/Rear Setback (Minimum)</b>	5 ft	5 ft	5 ft	0 ft	0 ft	5 ft

**Notes:**

- For lots less than 60 feet wide, alley/ rear lane access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or rear lane/ alley.
- Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.
- For lots that provide access to off-street parking from a rear lane/ alley
- In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block
- Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the City.

## 2.10 CORRIDOR MIXED-USE (CMX) (Old B-RT, B-4, and B-6)

**A. Purpose and Intent:** The Corridor Mixed-Use District is coded to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of auto-oriented uses along the City's major thoroughfares. Developments in this district should be traditionally detailed and encourage pedestrian use through connections to adjacent neighborhoods and the construction of vertically mixed-use buildings. Depending on the presence of on-street parking, buildings may be set close to the street and may be larger in form.

**B. Specific District Provisions:**

- 1. Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the average dimension of lots within 300 feet or one block length (whichever is greater), except with approval of a **Special Use Permit/TRC**. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Commercial	Civic & Institutional
<b>Lot Width (a) (Minimum)</b>	30 ft	n/a	n/a	n/a	32 ft	50 ft
<b>Front Setback (Minimum)</b>	10 ft	0 ft	0 ft	0 ft	0 ft	0 ft
<b>Front Setback (Maximum)</b>	n/a	25 ft	25 ft	10 ft with on-street parking otherwise no max.	10 ft with on-street parking otherwise no max.	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	5 ft (e)	8 ft (e)	8 ft (e)	8 ft (e)	10 ft
<b>Side Setback (Minimum)</b>	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 5 ft	0 ft within development, otherwise 5 ft	10 ft between buildings
<b>Rear Setback (Minimum)</b>	25 ft	n/a	n/a	0 ft	0 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Minimum)</b>	15 ft from centerline	15 ft from centerline	15 ft from centerline	0 ft	0 ft	n/a
<b>Accessory Structure Side/Rear Setback (Minimum)</b>	5 ft	5 ft	5 ft	0 ft	0 ft	5 ft

**Notes:**

- For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or rear lane/alley.
- Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.
- For lots that provide access to off-street parking from a rear lane/alley
- In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block
- Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the City.

## 2.11 DOWNTOWN MIXED-USE (DMX) (Old B-5)

**A. Purpose and Intent:** The Downtown Mixed-Use District is coded for the traditional downtown area. Individual buildings are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Higher densities of residential development are encouraged. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses.

### B. Specific District Provisions

1. **Parking Requirements** (*per Chapter 10-Parking and Loading*): None required
2. **Open Space Requirements** (*per Chapter 7-Open Space and Greenways*): None required
3. **Lot and Building Dimensional Requirements:**

	Townhouse	Apartment	Mixed-Use	Commercial	Civic & Institutional
<b>Lot Width (a) (Minimum)</b>	n/a	n/a	n/a	16 ft	50 ft
<b>Front Setback (Minimum)</b>	0 ft	0 ft	0 ft	0 ft	0 ft
<b>Front Setback (Maximum)</b>	25 ft	25 ft	10 ft	10 ft	25 ft
<b>Front Yard Encroachment (b)</b>	5 ft (e)	8 ft (e)	8 ft (e)	8 ft (e)	25 ft
<b>Side Setback (Minimum)</b>	6 ft between buildings	If no partiwall then 10 ft	If no partiwall then 10 ft	If no partiwall then 10 ft	0 ft
<b>Rear Setback (Minimum)</b>	n/a	n/a	0 ft	0 ft	0 ft
<b>Rear Setback from Rear Lane/Alley (c) (Minimum)</b>	15 ft from centerline	15 ft from centerline	0 ft	0 ft	0 ft
<b>Accessory Structure Side/Rear Setback (Minimum)</b>	0 ft	0 ft	0 ft	0 ft	0 ft

#### Notes:

- (a) For lots less than 60 feet wide, alley/ rear lane access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or rear lane/ alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.
- (c) For lots that provide access to off-street parking from a rear lane/ alley
- (d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block
- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the City.

**2.12 HIGHWAY BUSINESS (HB, HB-S, and/or GB) *(Old B-6 and B-7)***

- A. **Purpose and Intent:** The intensity of commercial development in the Highway Business District is established by the traffic of the fronting thoroughfare. The intent of these regulations is to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.
- B. **Specific District Provisions:**
- C. **Building Design Standards:**
- D.

### 2.13 LIGHT INDUSTRIAL (LI) *(Old LLI-1 and M-1)*

**E. Purpose and Intent:** The Light Industrial District is coded to permit the development and operation of light and/or flex space uses that are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. Light Industrial districts may not be used for retail uses except for those uses clearly subordinate to any on-site principal use such as a sales showroom for a warehouse. In the interest of economic development this District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

**F. Specific District Provisions:**

1. **Internal Streets:** An interconnecting network of internal streets shall be designed to accommodate the various uses found within the District. Where possible, all access to sites shall be from these internal streets.
2. **Building Design Standards:** All portions of buildings within 100 ft of the street shall be designed in a manner that is pedestrian in scale and massing unless a technological requirement demands a different trajectory. These elements include the following:
  - a. **Building Materials:** All building walls visible from a public street shall be brick or decorative concrete masonry unit, or other materials similar in appearance and durability.
  - b. Avoid long, blank walls by integrating design variety along the façade through wall offsets, change in material patterning, awnings, windows, or doors or other techniques used to avoid wall monotony.
3. **Parking:** Parking lots may be placed adjacent to internal streets only but shall be screened in accordance with the standards of Chapter 8-Landscaping. Parking lots shall not be adjacent to external streets unless existing conditions do not provide a practical alternative.
4. **Lot and Building Dimensional Requirements:**

	All Structures
<b>Exterior Development Setback</b> <i>(Minimum)</i>	100 ft
<b>Undisturbed Development Buffer</b> <i>(Minimum)</i>	30 ft
<b>Internal Setbacks</b> <i>(Minimum)</i>	None

## 2.14 HEAVY INDUSTRIAL (HI) (Old M-2)

**A. Purpose and Intent:** The Heavy Industrial District is coded to permit the development and operation of heavy industrial uses, including manufacturing, processing, and assembling of parts and products and distribution of products at the wholesale or retail level. The standards established for heavy industrial areas are designed to promote sound, permanent industrial development. Heavy Industrial districts may not be used for retail uses except for those uses clearly subordinate to any on-site principal use such as a sales showroom for a warehouse. In the interest of economic development this District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

### B. Specific District Provisions:

1. **Internal Streets:** An interconnecting network of internal streets shall be designed to accommodate the various uses found within the District. Where possible, all access to sites shall be from these internal streets.
2. **Building Design Standards:** All portions of buildings within 100 ft of the street shall be designed in a manner that is pedestrian in scale and massing unless a technological requirement demands a different trajectory. These elements include the following:
  - a. **Building Materials:** All building walls visible from a public street shall be brick or decorative concrete masonry unit, or other materials similar in appearance and durability.
  - b. **Avoid long, blank walls** by integrating design variety along the façade through wall offsets, change in material patterning, awnings, windows, or doors or other techniques used to avoid wall monotony.
3. **Parking:** Parking lots may be placed adjacent to internal streets only but shall be screened in accordance with the standards of Chapter 8-Landscaping. Parking lots shall not be adjacent to external streets unless existing conditions do not provide a practical alternative.

### 4. Lot and Building Dimensional Requirements:

	All Structures
<b>Exterior Development Setback</b> (Minimum)	150 ft
<b>Undisturbed Development Buffer</b> (Minimum)	100 ft
<b>Internal Setbacks</b> (Minimum)	None

## 2.15 HOSPITAL SERVICES (HS) (Old HS and MED)

**A. Purpose and Intent:** The Hospital Mixed-Use District serves as a primary employment center generally concentrated within ¼ mile of the Rowan Regional Medical Center. It permits the continuation and expansion of the Rowan Regional Medical Center, as well as supporting uses such as office, lodging, and limited retail uses in close proximity.

**B. Specific District Provisions:**

1. **Height Exemption for Hospitals:** Up to 150 feet subject to a SUP
2. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the average dimension of lots within 300 feet or one block length (whichever is greater), except with approval of a (Special Use Permit/TRC). Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Commercial	Civic & Institutional
<b>Lot Width (a) (Minimum)</b>	30 ft	n/a	n/a	n/a	32 ft	50 ft
<b>Front Setback (Minimum)</b>	10 ft	0 ft	0 ft	0 ft	0 ft	0 ft
<b>Front Setback (Maximum)</b>	n/a	25 ft	25 ft	10 ft with on-street parking otherwise no max.	10 ft with on-street parking otherwise no max.	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	n/a	n/a	n/a	n/a	n/a
<b>Side Setback (Minimum)</b>	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 5 ft	0 ft within development, otherwise 5 ft	5 ft
<b>Rear Setback (Minimum)</b>	25 ft	n/a	n/a	0 ft	0 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Minimum)</b>	15 ft from centerline	15 ft from centerline	15 ft from centerline	0 ft	0 ft	0 ft
<b>Accessory Structure Side/Rear Setback (Minimum)</b>	5 ft	5 ft	5 ft	0 ft	0 ft	5 ft

**Notes:**

- (a) For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or rear lane/alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.
- (c) For lots that provide access to off-street parking from a rear lane/alley
- (d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block
- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the City.

**C. Permitted Building Types:** All Building Types per Chapter 5





**2.16 INSTITUTIONAL CAMPUS (IC) (*Old CU and PSP*)**

- A. Purpose and Intent:** The Institutional Campus District is coded to allow for the continued and future use, expansion, and development of academic and religious campuses, as well as government and health-care facilities. Unlike regular buildings which are oriented towards public streets, campus buildings are introverted towards spaces within the campus such as quadrangles. Campuses should accommodate the automobile as well as transit in a manner that does not degrade the pedestrian environment.
- B. Specific District Provisions:**
- 1. Create Internal Public Spaces:** Buildings within the campus should be aligned in a manner that creates formal space such as squares and quadrangles. This gives prominence to important structures and allows for better internal gathering and pedestrian circulation.
  - 2. Parking Areas:** Parking areas shall not encroach into the Campus setback. Parking areas should be conveniently located yet not create great pedestrian distances between buildings on the campus.
  - 3. Dimensional Standards:** Because of the unique nature of campus-style development, a general setback is established for the entire campus with internal setbacks being established by the institution according to their specific needs and design aspirations.

	All Structures
Minimum Campus Size	5 acres
Campus Setback ( <i>All External Boundaries</i> )	50 ft
Internal Setbacks ( <i>Minimum</i> )	None

**C. Building Design Standards:**

## 2.17 MANUFACTURED HOME DEVELOPMENT (MHD)

- A. Purpose and Intent:** Manufactured housing is a recognized form of affordable housing. To provide for this type of housing in an organized manner this district permits two different types of Development, the Manufactured Home Neighborhood and the Mobile Home Park. Mobile home parks can only occur in a MHD district.

The intent is to treat manufactured housing with the same design considerations applied to homes built to the standards set forth in the North Carolina Building Code and those codified in this Code.

- B. Density:** The Maximum Density of any Manufactured Home Development shall not exceed the maximum density of the underlying district.

### C. Manufactured Home Neighborhood

- 1. General Description:** The Manufactured Home Neighborhood is a subdivision of land that permits either single-wide or double-wide manufactured houses that are aligned on the lots in a manner similar to site built homes with their front doors facing the streets
- 2.** Individual homes shall be placed upon separately platted lots.
- 3.** The mobile home shall have the tow assembly and wheels removed and be mounted on and anchored to a permanent, continuous masonry (brick) foundation.
- 4.** Neighborhoods with 50 or more lots shall have at least two (2) entrances.
- 5. Lot and Dimensional Specifications:**

	All Structures
Minimum Development Size	3 acres
Maximum Development Size	40 acres
Maximum Development Density (Units/Acre)	6
External Development Boundary	50 ft
Internal Setbacks (Minimum)	None

**D. Mobile Home Parks**

1. **General Description:** The location of three or more mobile homes on a parcel of land shall constitute a mobile home park and shall be subject to the provisions of this section.
2. **General plan:** Each application for a mobile home park as a Special Use Permit shall be accompanied by general plans, including contoured site plans (five-foot intervals) using true elevations. The general plan shall show the circulation pattern, mobile home spaces, permanent structures and other site design requirements as may be considered essential by the board of adjustment. The general plan shall also show that all improvements would meet the following minimum standards.
3. **Lot and Dimensional Specifications**

	All Structures
Minimum Development Size	3 acres
Maximum Development Size	40 acres
Maximum Development Density (Units/Acre)	6
External Development Boundary	50 ft
Minimum Space Area	5,000 sq ft
Distance between Units	25 ft
Internal Setbacks (Minimum)	None

4. **General Requirements:** The following standards shall be considered the minimum requirements for all new mobile home parks
  - a. The transfer of title of a mobile home space or spaces either by sale or by any other manner shall be prohibited within a mobile home park.
  - b. Mobile home park identification sign shall not exceed 48 square feet in area. Only indirect, non-flashing lighting shall be used for illumination. The top portion of any sign shall not exceed 12 feet in height.
  - c. Within a mobile home park, there shall be an administrative office.
  - d. The owner and/or operator of a mobile home park shall not sell mobile homes on or within a mobile home park unless the mobile home unit for sale shall be placed individually and separately upon an existing mobile home space where all design standards and utilities have been completed as specified by this ordinance. This does not prohibit the mobile home park owner and/or operator from owning or operating a retail sales business on adjoining property.
  - e. Any mobile home unit not bearing a label or seal of compliance of a recognized testing laboratory, such as Underwriters' Laboratories or similar testing service, shall be subject to inspection by the department of inspections. At least ten percent of the total area to be used as a mobile home park shall be set aside for recreational purposes.

**5. Streets and Parking**

- a. Convenient access to each mobile home space shall be provided by streets or drives with a minimum of 20 feet graded, drained, and paved with a durable dustless surface, for automobile circulation. Maintenance of such streets shall be provided for by the owner and/or operator of the mobile home park.
- b. Culs-de-sac shall not exceed 250 feet in length and shall be provided with a turnaround of at least 60 feet in diameter. Streets or drives within the mobile home park shall intersect as nearly as possible at right angles, and no street shall intersect at less than 60 degrees. Where a street intersects a public street or road, the design standards of the North Carolina Department of Transportation shall apply.
- c. Proposed streets, which are obviously in alignment with others existing and named, shall bear the assigned name of the existing streets. In no case shall the name of proposed streets duplicate or be phonetically similar to existing street names, irrespective of the use of [the] suffix, street, avenue, boulevard, drive, place, court, etc.
- d. A minimum of two automobile parking spaces (paved with a durable, dustless surface) shall be provided adjacent to each mobile home space, but shall not be located within any public right-of-way or within any street in the park.
- e. All spaces within a mobile home park shall be serially numbered for mailing address purposes. These numbers shall be displayed on each mobile home space.

**6. Mobile Home Space**

- a. Each mobile home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners.
- b. Each mobile home space shall be located on ground not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises.
- c. The mobile home space shall be provided with anchors and tiedowns such as cast-in-place concrete "dead men" eyelets embedded in concrete foundations or runways, screen augers, arrowhead anchors, or other devices securing the stability of the mobile home. Each mobile home unit shall comply with the above standards or similar standards whichever are higher. Each mobile home owner shall be responsible for securing his individual mobile home to anchors provided by the mobile home park operator.

**7. Utility Requirements**

- a. An accessible, adequate, and potable supply of water shall be provided in each mobile home park. Where a public water supply is available, connection shall be made thereto and its supply used exclusively. When a municipal or public water supply is not available, a community water supply shall be developed, and its supply used exclusively in accordance with the standards of the Sanitary Engineering Division of the North Carolina Division of Health Services and the Rowan County Health Department.

- b. Adequate and safe sewage disposal facilities shall be provided in all mobile home parks. Where a public sewage collection system is available, connection shall be made thereto, and the system and sewage treatment plants complying with the requirements of the North Carolina Division of Environmental Management shall be provided. Plans for sewage collection systems and treatment facilities shall be submitted to the North Carolina Division of Environmental Management. Individual septic tank systems can be considered, if soil, topography, and groundwater conditions are favorable. If septic tanks are used, they will be subject to approval by the Rowan County Health Department.
- c. All utilities within the proposed mobile home park shall be located underground.

**8. Solid Waste**

- a. The storage, collection, and disposal of solid waste in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or pollution.
- b. All solid waste containing garbage shall be stored in standard fly-tight, watertight, rodent-proof containers which shall be located not more than 150 feet from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all solid waste containing garbage. The mobile home park owner and/or operator shall be responsible for the proper storage, collection, and disposal of solid waste as specified by the Rowan County Health Department.
- c. Containers shall be installed in the ground or provided with stands. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.
- d. All solid waste garbage shall be collected at least once weekly. Where suitable collection service is not available from municipal or private agencies, the mobile home park owner and/or operator shall dispose of the solid waste by collecting and transporting it in conformance with requirements and guidelines set forth by the North Carolina State Board of Health and the Rowan County Health Department.

**9. Grounds, Buildings, and Structures**

- a. Grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Extermination and control methods shall conform with the requirements of the county health department and/or North Carolina Department of Agriculture.
- b. Parks shall be maintained free of accumulation of debris which may provide rodent harborage or breeding places for flies, mosquitos, and other pests.
- c. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe, and other building material shall be stored at least one foot above ground.
- d. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be screened with wire mesh or other suitable materials.
- e. The growth of bushes, weeds, and grass shall be controlled so as to prevent

the harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health. Open spaces and recreation areas shall be maintained free of heavy undergrowth of any description.

- f. No inoperable automobile shall remain in a mobile home park for a period longer than 60 days.

- 10. **Registration of Occupants:** Every mobile home park owner or operator shall maintain an accurate register. The register shall be available for inspection at all times by authorized city representatives. The register shall contain the following information on forms provided by the planning department: (1) Name of owner and/or occupant; (2) mobile home space number; (3) make, model, registration number of mobile home; and (4) date of arrival and departure of the occupants. Records shall be maintained for a period of three years.

- 11. **Inspection**

- a. The Rowan County Health Department and the City of Salisbury Planning Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this ordinance. It shall be the duty of the owners and/or operators or occupants of mobile home parks to give these agencies free access to such premises at reasonable times for the purpose of inspection.
- b. The person to whom an operating permit for a mobile home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- c. The park owner and/or operator shall notify park occupants of all applicable provisions of the ordinance and inform them of their duties and responsibilities under this ordinance.



## 2.18 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

- A. **Purpose and Intent:** The intent of this District is to allow for the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods that minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation. Traditional Neighborhood Developments adhere to the following design principles:

- All neighborhoods have identifiable centers and edges.
- Edge lots are readily accessible to retail and/or recreation by non-vehicular means (a distance not greater than  $\frac{1}{4}$  -  $\frac{1}{2}$  mile).
- Uses and housing types are mixed and in close proximity to one another.
- Street networks are interconnected and blocks are small.
- Civic uses are given prominent sites throughout the neighborhood.
- Proximity to open space.

B. **Specific District Provisions**

1. **Development Size (Minimum-Maximum):** 40 acres – 200 acres (*Note: Projects in excess of 200 acres should be developed as multiple Traditional Neighborhoods, each individually subject to all such provisions*)
2. The entire land area of the TND shall be divided into blocks, streets, lots and open space areas.
3. Similar land categories shall generally front across streets. Dissimilar categories shall abut at rear lot lines. Corner lots which front on streets of dissimilar use shall be set back the same as the adjacent use with the lesser setback.
4. The long axis of streets exceeding 500 feet in length shall have appropriate termination with either a public monument, specifically designed building facade, or a gateway to the ensuing space.
5. No portion of the TND is further than 760 feet ( $\frac{1}{8}$  mile) from a public open space as defined in Chapter 7.
6. Open space shall be centrally located so that it is within walking distance ( $\frac{1}{4}$  –  $\frac{1}{2}$  mile) from all locations within the TND. All required open space shall be in accordance with the provisions of Chapter 7.
7. **Dimensional Standards:** The Dimensional Standards shall be established in accordance with the neighborhood design but shall be generally consistent with those found in the underlying Districts.

C. Land Allocation by Use:

*(Note: The figures in the table below are to be calculated as the net development area, excluding street-rights-of-way)*

	Minimum	Maximum
Single-Family Uses	15%	75%
Two-Family and Multi-Family Uses	10%	40%
Lodging/Office/Retail Uses	2%	40%
Civic Uses	2%	none
Open Space	Per Chapter 7	

D. Permitted Locations and Densities:

	Maximum Density By Right (units/acre)	Maximum Density as a Conditional District (units/acre)
GR3	3.75	4.5
GR6	7.5	9
UR8	10	12
UR12	15	18
RMX	27.5	Not Restricted
HMX	Not Restricted	Not Restricted
NMX	Not Restricted	Not Restricted
CMX	Not Restricted	Not Restricted
DMX	Not Restricted	Not Permitted

**2.19 HISTORIC OVERLAY (HO) *(Old H)***

- A. Purpose and Intent:** The historical heritage of Salisbury is one of our most valued and important assets. The Historic Overlay District (HO) is created to encourage the restoration, preservation, rehabilitation, and conservation of districts, buildings, sites, and objects with historical and/or architectural significance and to prevent the decline, decay, and/or demolition of such districts, buildings, sites, and objects.
- B. Uses Permitted**  
All uses permitted in the underlying zoning district shall be permitted in the HO. Regulations of this Section shall not be interpreted to further regulate the use of the structures in the underlying zoning districts.
- C. Regulation of Exterior Features**  
No exterior feature of any building or other structure, landscape or natural feature, above-ground utility structure or any type of on-premise sign shall be erected, altered, restored, moved or demolished within a Historic Preservation Overlay District until an application for a Certificate of Appropriateness has been submitted to and approved by the Historic Preservation Commission. Exterior features include the architectural style, general design, color and general arrangement of the exterior of the building or other structure, including the kind and texture of the building materials, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, exterior features refers to the style, material, size, color, and location of all such signs.
- D. Features Not Considered**  
The Historic Preservation Commission shall not consider interior arrangement nor take any action to restrict interior changes except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant features, or outdoor advertising signs in the Historic Preservation Overlay District which would be incompatible with its historic aspects.
- E. Standards and Design Guidelines**  
All buildings, structures, features, sites, objects, or surroundings in a Historic Preservation Overlay District shall be subject to the design guidelines adopted by the Historic Preservation Commission. These guidelines shall be based upon the United States Secretary of the Interior's Standards for Rehabilitation as follows:
1. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and constructive techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## 2.20 WATERSHED PROTECTION OVERLAY (WP-O) (*Old WS-IV-PA*)

- A. Purpose and Intent:** The purpose and intent of this Section is to regulate the development and land-use density in certain watershed areas in order to limit water supply watershed exposure to non-point source discharge and pollution. The non-point source discharge can contribute biological contamination, turbidity from soil erosion and sedimentation, nutrient enhancement, and heavy metal pollution; all of which endanger the water supplies that provide drinking water to the City.

As required by the Water Supply Watershed Protection Act of 1989 (G.S. § 143-214.5), the State of North Carolina has classified each of North Carolina's drinking water supply watersheds to an appropriate classification. The designated watershed within the Salisbury planning and zoning jurisdiction is classified as "WS-IV" and is a protected water supply that is moderately to highly developed.

The existing built-upon surface area is not counted toward the allocated built upon area. For the purposes of calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.

**B. Watershed IV Protected Area:**

Only new development activities that require an erosion/sedimentation control plan under North Carolina law are required to meet the provisions of this ordinance when located in a WS-IV-PA watershed.

A natural vegetative buffer of 50-100 feet shall be provided on all lands contiguous to each side of all perennial streams and watercourses in this Watershed.

**1. Allowed Uses**

- a. Agriculture subject to the provisions of the Food Security Act of 1985, the Food, Agriculture, Conservation, and Trade Act of 1990, and 15A NCAC 2H.0217 are permitted. (Note: The Soil and Water Conservation Commission is the designated management agency responsible for implementing the provisions of this Chapter relating to agricultural activities.)
- b. Silviculture, subject to the provisions of the Forest Practices Guidelines related to water quality (15 NCAC 11.6101-.0209).
- c. Residential development.
- d. Non-residential development.

**2. Density and Maximum Built-Upon Limits**

- a. **Single Family Residential Uses (Low Impervious Cover Option):** Development shall not exceed two (2) dwelling units per acre on a project by project basis. Cluster developments are also allowed in accordance with Section **D** below. Required natural vegetative buffer: 50 feet.
- b. **All Other Permitted Residential and Non-Residential (Low Impervious Cover Option):** Development under the low density option

shall not exceed twenty-four percent (24%) built-upon area on a project-by-project basis. Required natural vegetative buffer: 50 feet.

- c. **High Density Cover Option:** Where new development is proposed to exceed either two (2) dwelling units per acre or 24% built-upon area, engineered stormwater controls (BMPs) shall be used to control runoff from the first inch of rainfall. In no instance may development exceed seventy (70%) built-upon area on a project by project basis. All BMPs shall meet the standards of Section C below. Required natural vegetative buffer: 100 feet.

### C. BEST MANAGEMENT PRACTICES (BMPs)

One or more of the following best management practices (BMPs) are required to achieve an efficiency of 85% Total Suspended Solids (TSS) Removal:

Practice	Assumed TSS Removal Efficiencies
Wet detention ponds	85%
Extended detention wetlands	85%
Pocket wetlands	35%
Bioretention/biofiltration areas	85%
Sand filters	85%
Grassed swales	35%
Filter strips	35%
Extended dry detention	50%
Infiltration practices	85%

### D. CLUSTER DEVELOPMENT

Cluster development is allowed in the Watershed Area under the following conditions:

1. Minimum lot sizes are not applicable to single family cluster development projects; however, the total number of lots shall not exceed the number of lots allowed for single family detached developments in the underlying zoning districts. Density or built-upon area for the project shall not exceed that allowed for the critical area or protected area, whichever applies.
2. All built-upon area shall be designed and located to minimize stormwater runoff impact to the receiving waters and minimize concentrated stormwater flow.
3. The remainder of the tract shall remain in a vegetated or natural state. The title to the open space area shall be conveyed to an incorporated homeowners association for management; to a local government for preservation as a park or open space; to a conservation organization for preservation in a permanent easement; or it may be privately held, as long as a permanent conservation easement is placed on the land. Where a property association is not incorporated, a maintenance agreement shall be filed with the property deeds.

**2.21 CONDITIONAL DISTRICTS (CD) *(Old S-Districts)***

**A. Purpose and Intent:** Conditional District that provides for orderly and flexible development under the general policies of the base district without the constraints of the principal structure dimensional standards. Because Conditional Districts are constructed in a comprehensive manner, they establish their own street, block, and lot pattern which may be unique from other surrounding blocks or neighborhoods. This Conditional District may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure.

**B. Specific District Provisions:**

District	Minimum Area Required
Rural Residential (RR)	40 Acres
General Residential (GR3, GR6)	20 Acres
Urban Residential (UR8, UR12)	2 Acres
Residential Mixed-Use (RMX)	2 Acres
Neighborhood Mixed-Use (NMX)	1 Acres
Corridor Mixed-Use (CMX)	None
Downtown Mixed-Use (DMX)	None
Highway Business (HB, GB)	4 Acres
Light Industrial (LI)	10 Acres
Heavy Industrial (HI)	10 Acres
Hospital Services (HS)	1 Acres
Institutional Campus (IC)	5 Acres
Manufactured Home Neighborhood (MHN)	3 Acres
Traditional Neighborhood Development (TND)	40 Acres

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